

TOWN OF WESTFIELD

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD WASHINGTON TOWNSHIP
PLAN COMMISSION
BOARD OF ZONING APPEALS
ZONING ENFORCEMENT
BUILDING PERMITS

19.00
11.00
(5) None

Cross Referenced to Instrument No. _____

June 26, 2007

Ms. Cindy Tripp
19540 Lamong Road
Sheridan, IN 46069

2007036689 MISC \$20.00
06/29/2007 11:35:41A 5 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

Dear Ms. Tripp:

The Westfield-Washington Township Board of Zoning Appeals met on Monday, June 18, 2007 to review:

0706-SE-01: 19540 Lamong Road: Cindy Tripp: The Appellant is requesting a Special Exception from the Westfield-Washington Township Zoning Ordinance (WC 16.04.180, Figure 2), to allow for the use of a Kennel the AG-SF1 District

0706-VS-014: 19540 Lamong Road: Cindy Tripp: The Appellant is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance (WC 16.04.100, 2bvii), to allow for the construction of an accessory structure that is not subordinate to the principal structure

0706-VS-015: 19540 Lamong Road: Cindy Tripp: The Appellant is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance (WC 16.04.100, 3), to allow for the construction of a fence that exceeds six (6) feet in height

A public hearing was held and the Board voted 4-1 to approve 0706-SE-01 with the following conditions:

1. Unless otherwise required by the Technical Advisory Committee, the subject property shall be limited to a single access drive off of Lamong Road;
2. That signage for the kennel shall comply with the standards for home occupation signage under WC 16.08.010, F;
3. That, except for the area that is to be cleared for the building expansion of the kennel, the existing wooded area shall be maintained and shall not be removed. If any of the existing wooded area is removed or dies, then it shall be replaced with:
 - a. Shrubs of similar type and size

- b. Trees of similar type, and shall comply with the replacement requirements established in WC 16.06.020, E; and,
4. That all conditions associated with variance requests 0706-VS-014 and 0706-VS-015 are binding on the subject property.
5. That due to the transitional nature of the surrounding property, this Special Exception is granted for a five-year term.

A public hearing was held and the Board voted 5-0 to approve 0706-VS-014 with the following conditions:

1. That no further building or expansion of accessory structure occur on the subject property; and
2. That the five-year term limit of 0706-SE-01 shall not apply to this variance request.
3. That all other conditions associated with variance requests 0706-SE-01 and 0706-VS-015 are binding on the subject property.

The Board voted 5-0 to approve 0706-VS-015 with the following conditions:

1. That this variance request (0706-VS-015) apply only to the fence enclosing the kennel area, as per the submitted plans;
2. That all other fencing on the subject property be subject to WC 16.04.100, 3;
3. That the fence enclosing the kennel area be no taller than eight feet (8') in height; and,
4. That the five-year term limit of 0706-SE-01 shall not apply to this variance request; and,
5. That all other conditions associated with special exception 0706-SE-01 and variance request 0706-VS-014 are binding on the subject property.

Please feel free to contact this office at (317) 896-5577 should you have any questions.

Sincerely,



Kevin M. Todd, AICP
Planner I

The above signatory hereby certifies that the information contained in and accompanying this document is true and correct.

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Signed and acknowledged before me this 28th day of June, 20 07.

(SEAL)

Patricia J. Leuteritz
Signature of Notary Public

Patricia J. Leuteritz
Printed name of Notary Public

My County of Residence: Hamilton

My Commission Expires: 3/13/08

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Kevin M. Todd

Prepared by: Kevin M. Todd, AICP, Planner I, Town of Westfield
130 Penn Street, Westfield, IN 46074, (317) 896-5577.